

PROJECT DATA:

JOB ADDRESS: 131 McCLINTOCK DRIVE

DESCRIPTION: EDUCATIONAL GROUP
GROUP "E"

CLASSIFICATION: VI UNPROTECTED,
UNSPRINKLED

BUILDING AREA:

7,500 SQUARE FEET

ZONING: C-1

PARKING DATA:

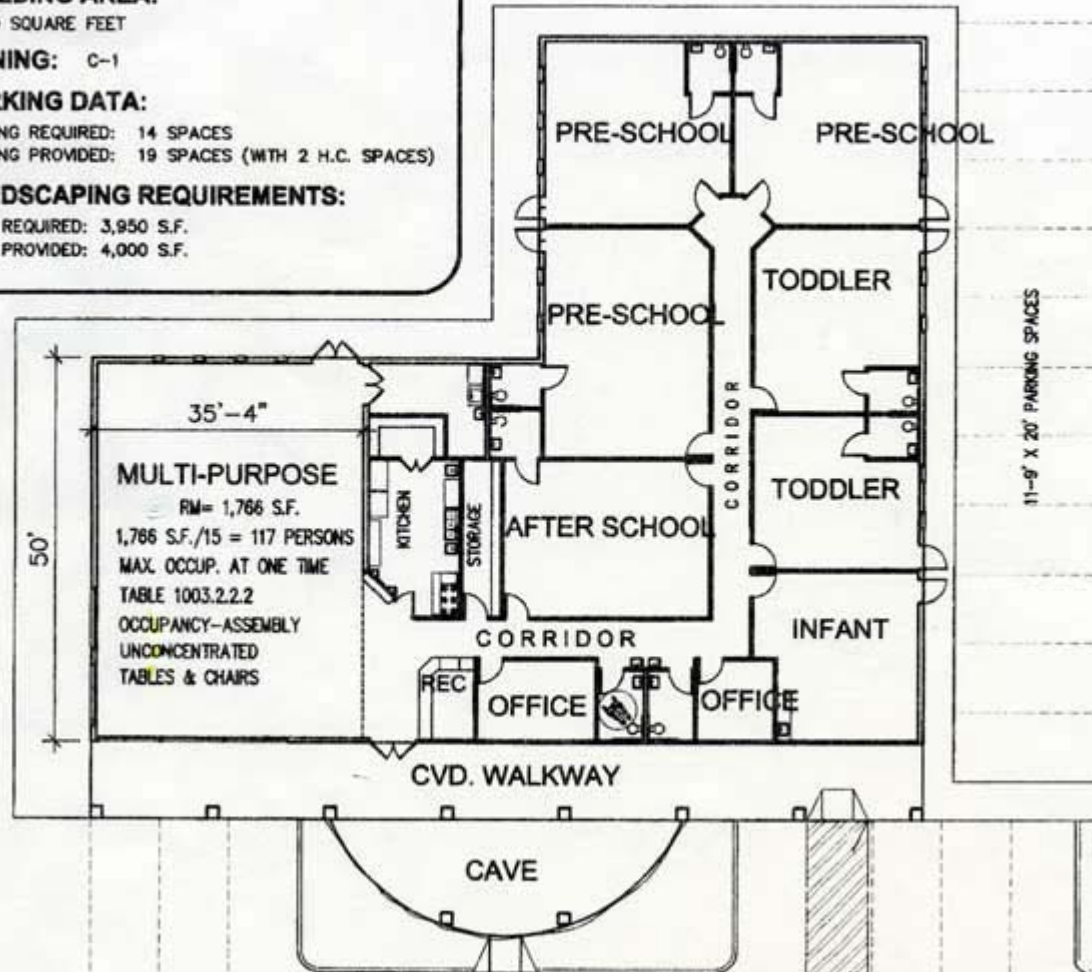
PARKING REQUIRED: 14 SPACES

PARKING PROVIDED: 19 SPACES (WITH 2 H.C. SPACES)

LANDSCAPING REQUIREMENTS:

AREA REQUIRED: 3,950 S.F.

AREA PROVIDED: 4,000 S.F.



FLOOR PLAN

SCALE: 1" = 20'-0"

ZON04-00044



ZON04-00044



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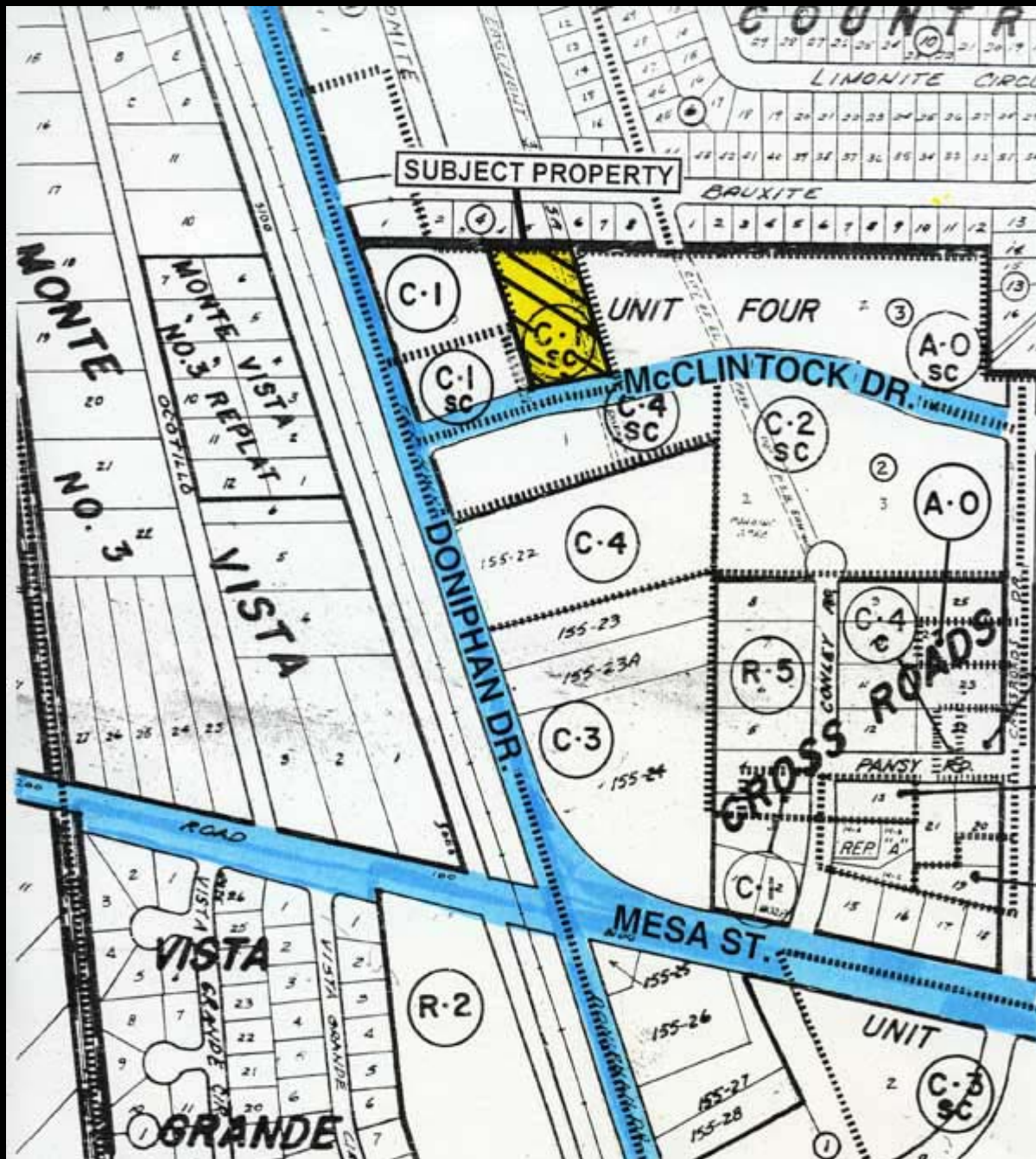


ZON04-00044



ZON04-00044





RESOLUTION APPROVING DETAILED SITE DEVELOPMENT PLAN NO. ZON04-00044, FOR A PORTION OF LOT 3, BLOCK 3, BOYKIN COMMERCIAL DISTRICT UNIT 4, EL PASO, EL PASO COUNTY, TEXAS (131 McCLINTOCK Dr.), PURSUANT TO A CONTRACT CONDITION IMPOSED BY ORDINANCE NO. 8285. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **LOURDES LUNA** (the "Applicant") has applied for approval of a detailed site development plan pursuant to a contract condition, to permit the construction and development of a commercial day care; and

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject detailed site development plan; and

WHEREAS, the subject detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to a contract condition, the City Council hereby approves the detailed site development plan submitted by the Applicants, to permit the construction and development of a commercial day care on the following described property which is located in a C-1/sc (Commercial/special contract) District:

Portion of Lot 3, Block 3, Boykin Commercial District Unit 4, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached and incorporated Exhibit "A"; and municipally numbered as 131 McClintock Drive.

A copy of the approved detailed site development plan, signed by the Applicants, the Mayor and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "B" and incorporated herein by reference.

2. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **C-1/sc (Commercial/special contract) District** regulations.

3. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **C-1/sc (Commercial/special contract)**. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

4. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

ADOPTED this 4th day of May 2004

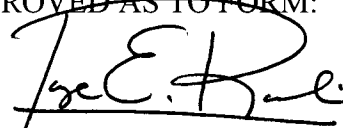
THE CITY OF EL PASO

Joe Wardy, Mayor

ATTEST:


Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Jorge E. Rousselin, Urban Planner
Planning, Research & Development

APPROVED AS TO CONTENT:



Rudy Valdez, Chief Urban Planner
Planning, Research & Development

(Agreement on following page)

DEVELOPMENT AGREEMENT

By execution hereof, **I, Lourdes Luna**, the Applicant, identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree to develop the property legally described as *Portion of Lot 3, Block 3, Boykin Commercial District Unit 4, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached and incorporated Exhibit "A" and municipally numbered as 131 McClintock Drive*, in accordance with the approved detailed site development plan attached hereto as Exhibit "B" and incorporated herein by reference and in accordance with the standards applicable to the **C-1/sc (Commercial/special contract) District** located within the City of El Paso.

EXECUTED this 22nd day of April, 2004.

Lourdes Luna

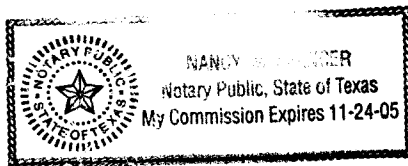
[Signature]
Name

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 22nd day of April, 2004, by **Lourdes Luna**, as Applicants.

My Commission Expires:



[Signature]
Notary Public, State of Texas

Notary's Printed or Typed Name:

Nancy M Spencer

PROPERTY DESCRIPTION

BEING A PORTION OF LOT 3, BLOCK 3, BOYKIN COMMERCIAL DISTRICT UNIT 4, IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A EXISTING CITY MONUMENT AT THE INTERSECTION OF BAUXITE DRIVE AND THE EAST RIGHT-OF-WAY OF DONIPHAN DRIVE; THENCE, WITH SAID RIGHT-OF-WAY SOUTH 18°16'00" EAST A DISTANCE OF 109.63 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY NORTH 90°00'00" EAST A DISTANCE OF 263.27 FEET TO THE POINT OF BEGINNING;

THENCE, NORTH 90°00'00" EAST A DISTANCE OF 268.23 FEET;

THENCE, SOUTH 19°30'00" EAST A DISTANCE OF 274.13 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF McCLINTOCK DRIVE;

THENCE, 6.57 FEET WITH SAID RIGHT-OF-WAY AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 935.00 FEET, A CENTRAL ANGLE OF 00°24'09" AND A CHORD BEARING SOUTH 71°58'05" WEST A DISTANCE OF 6.57 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT;

THENCE, 141.20 FEET WITH SAID RIGHT-OF-WAY AND THE ARC OF SAID CURVE HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 13°29'00" AND A CHORD BEARING SOUTH 78°30'30" WEST A DISTANCE OF 140.87 FEET TO THE P.R.C. OF A CURVE TO THE LEFT;

THENCE, 115.49 FEET WITH SAID RIGHT-OF-WAY AND SAID CURVE HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 09°53'08" AND A CHORD BEARING SOUTH 80°18'26" WEST A DISTANCE OF 115.06 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY NORTH 18°16'00" WEST A DISTANCE OF 324.28 FEET TO THE POINT OF BEGINNING CONTAINING 1.779 ACRES OR 77,476 SQUARE FEET.

POOR QUALITY COPY
BEST AVAILABLE FILM

EXHIBIT ⁽¹⁾ ₍₁₎ A

Exhibit "A"